



Coombe Lane, Raynes Park

The **PERSONAL** Agent

# Offers In Excess Of £320,000 Leasehold

- Elegant and Stylish Top Floor Apartment
- Communal Front Entrance
- Bright and Airy Hallway
- Spacious Reception Room
- Modern Fully Fitted Kitchen
- Generously Sized Bedroom
- Tasteful Bathroom Suite
- Loft Space + Potential For Conversion S.T.P.P
- Secure Outside Bike Storage
- Minutes Walk of Rayners Park Station (Zone 4)



The Personal Agent are delighted to offer this stunning top floor apartment centrally located in Raynes Park within a minutes walk of the station and Waitrose and with the added benefit of privately accessed outside storage unit and large loft space providing further potential for extension S.T.P.P

This stylish apartment was beautifully refurbished in 2019 by the current owners including new electrics and plumbing and occupies the top floor of a skilfully converted period building located above thriving high street shops in Raynes Park and only 25 minutes to Waterloo.

The building itself is accessed directly off the high street via a communal entrance hall with stairs to all floors. The front door leads to a private entrance lobby with stairs leading up to a bright and airy hallway with pull down ladder providing access to large fully boarded loft space with shelving providing further scope for conversion, subject to planning consent and permission of the freeholder.

To the front is spacious reception room with secondary glazed dormer window with views over a bustling high street and there are a range of bespoke floor to ceiling storage units, room for table and chairs, ornate

coved corning and open plan to a fully fitted powder blue shaker style kitchen off set by complementary handles and incorporating off white Quartz worktops with integrated Bosch kitchen appliances.

The bedroom is generously sized with a double glazed dormer window to the rear and oak wood flooring and is located next to a tasteful shower room with matching suite in white comprising walk-in shower, low flush W.C, wash hand basin with vanity storage drawer beneath, subway style tiled walls and z ladder style heated towel rail and a feature double glazed triangular dormer window.

Outside: there is secure gated rear access to a lockable storage unit which forms part of the leasehold and is shared between the three apartments. Parking permits are available for on street parking

Located within a minutes walk of Raynes Park station, and just a short drive away from Wimbledon Station and High street. this property offers a wide range of shopping and restaurant facilities.

A short walk away is Cannon Hill Common with its woodland and fishing

lake ideal for those who enjoy a walk or bike ride, with Joseph Hood recreation ground just the other side of the common, the property also benefits from being within close proximity to the Lawn Tennis Club, David Lloyds Leisure Centre and both Motspur Park and Raynes Park Stations and east access to the A3 and M25.

Tenure - Leasehold 125 year lease from September 1999  
Ground Rent is £33.33 per annum. Maintenance Fee Nil  
Council tax band - B  
Average monthly rental value is £1500 p/c/m

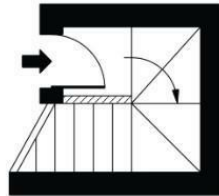




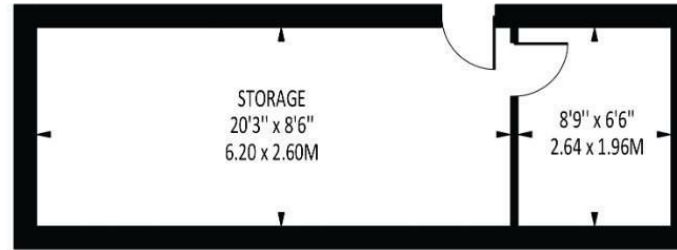
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**Coombe Lane**

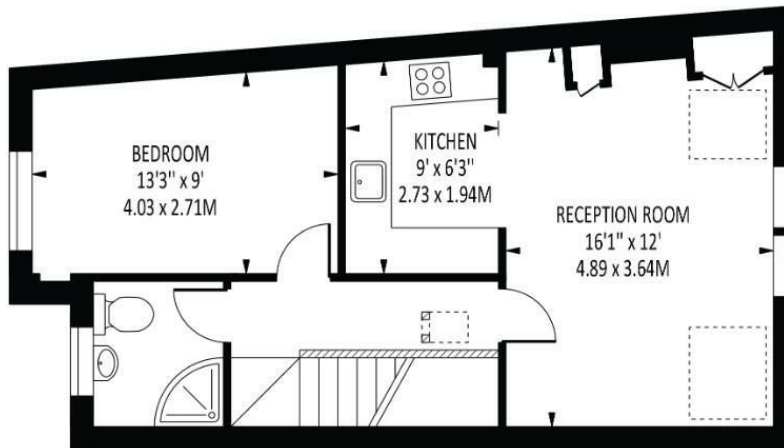
Total Area: 1012 SQ FT • 94.00 SQ M  
(Including Outbuilding)  
Outbuilding Area : 235 SQ FT • 21.81 SQ M



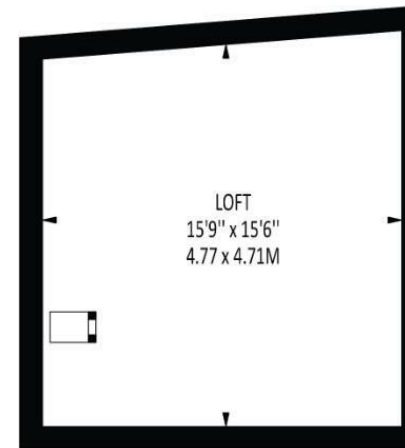
FIRST FLOOR  
ENTRANCE



OUTBUILDING



SECOND FLOOR



THIRD FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPSOM OFFICE**

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**

163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



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Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

